Consulting Engineers

GEOSCIENCE GROUP

Mayor and Board of Commissioners c/o Robert Will Planning & Development Town of Matthews 232 Matthews Station Street Matthews, NC 28105

Reference:

Request for Public Improvement Variance for Rehobot Eritrean Church

3700 Margaret Wallace, Matthews, North Carolina

Dear Mayor and Board of Commissioners:

On behalf of Rehobot Eritrean Church, we are formally submitting a request for a public improvement variance related to the Church's campus at 3700 Margaret Wallace. During recent discussions with Town of Matthews' Staff regarding the submittal of a site plan for the construction of a new sanctuary building, we were informed that per 155.712 of the Unified Development Ordinance (UDO), the Church would be required to install curb and gutter and sidewalk along the frontage of Sam Newell and Margaret Wallace Roads. The installation of curb and gutter also requires the installation of a storm drainage system to provide adequate street runoff to control water for the public.

Sam Newell and Margaret Wallace Road are currently a two-lane road. The closest sidewalk along the east side of Sam Newell Road is approximately 4,400 feet from the church's property. On Margaret Wallace, the closest sidewalk is approximately 1,500 feet to the west and approximately 4,200 feet to the east. The Rehobot Eritrean Church, property has approximately 760 linear feet of frontage along Sam Newell and Margaret Wallace Roads. According to Matthews' staff, the Church is being asked to install curb and gutter with an 8-foot planter strip, and a 6-foot-wide sidewalk.

As stated above, a storm drainage system would be required on both roads to provide adequate drainage for the safety of the motoring public. Currently there is not a public drainage system on either road within the 760-foot Church frontage except for the Church driveway 12-inch pipe and one 15-inch pipe that picks up water on the north side of Sam Newell Road. The aforementioned 15-inch pipe transports water from Sam Newell Road to a residential single family home property. The invert of this 15-inch pipe is too shallow to tie a new drainage system on the north side of Sam Newell Road in to and get sufficient earth cover over the pipe system. With that said, the only way to install an adequate drainage system on the north side of Sam Newell Road would require replacement of the existing system at a lower elevation on the south side of Sam Newell Road for some distance downstream on the adjacent single family home. We believe it would be an unreasonable burden to require the Church to reinstall an existing drainage system that belongs to another entity. For this reason, we believe the installation of curb and gutter on the north side of Sam Newell Road would be infeasible. As stated in in section 155.712 of the Ordinance, "The relationship of the property to the natural topography or to the nature of adjoining properties warrants relief from the standard in question."

Per the City of Matthews Comprehensive Transportation Plan, there are no plans, short-term or long-term, for additional pedestrian facilities to be installed along Sam Newell Road or Margaret Wallace. Therefore, it is very likely that no connections in the near future will be made to this sidewalk the Church is being asked to install. The church has no mechanism to generate the significant funds required for the additional public improvements. In reviewing Mecklenburg County GIS tax records, it appears that all public improvements that have been installed along Sam Newell Road were by residential subdivision developers who have the financial capacity to recoup the cost of those improvements.

In addition, a buffer of trees currently exists between Sam Newell Road and an existing overhead power line running roughly parallel with Margaret Wallace. Any required public improvements along this 250' section of Sam Newell Road would require the removal of all these trees (see attached picture). The Church currently maintains a row of trees along the frontage of the site which will also be affected by the required public improvements. The granting of a Public Improvement Variance would permit the preservation of these trees.

In conclusion, we ask on behalf of Rehobot Eritrean Church that the public improvements required for this development be waived. We feel the relationship of the property to the natural topography or to the nature of adjoining properties and the financial burden warrants relief from the public improvements.

Best,

Geoscience Group, Inc

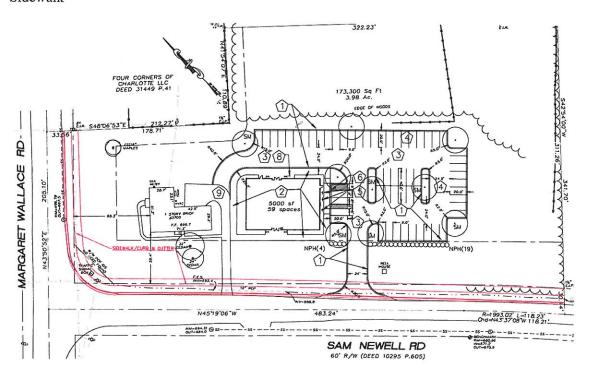
Josh Rine, PLA

Attachments

Trees location



Sidewalk



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